PD 23/85

THE REGIONAL MUNICIPALITY OF WATERLOO

COMMISSIONER OF PLANNING AND DEVELOPMENT

TO: Chairman Brian Turnbull and
Members of the Regional Planning and Development Committee
Regional Municipality of Waterloo

DATE: February 5, 1985

SUBJECT: REPORT ON REGIONAL SUBDIVISION ACTIVITY DECEMBER 31, 1984

RECOMMENDATION:

That the Regional Municipality of Waterloo receive for information, report PD 23/85 entitled "Report on Regional Subdivision Activity - December 31, 1984".

REPORT:

Introduction

The Regional Subdivision Activity Report is updated three times annually, once at the end of April, August and December. This report for activity at the end of December includes analysis and conclusions for the entire year. The Development Log which is the detailed computerized unit count for all registered plans of subdivision, draft approved and pending plans is available upon request from the Regional Planning and Development Department. Status of Plans maps for each Area Municipality are also available from the Cartographic Section of the Department.

Analysis and Conclusion

Registered Plans:

In the Regional Municipality of Waterloo, the vacant land supply in registered plans for all types of residential units as of December 31, 1984 was 15,950 (See Table 1). This represents a decline of 607 units from the December 31, 1983 total of 16,557. Since December 31, 1982 the total decline has been 1,039 residential units. This decline is the result of an increase in the number of building permits issued in 1984 and the down zoning and resubdivision of existing registered multiple blocks. This decline occurred despite registration of 872 new residential units in 17 plans during 1984. In 1983 only 3 plans were registered containing 256 units. The predominant new residential land supply being registered is for single family/semi-detached dwellings.

Both Waterloo and Wellesley experienced an increase in the availability of residential units in registered plans in 1984, while all other municipalities showed a decline.

Draft Approved Plans:

The total number of residential units in draft approved plans of subdivision decreased by 110 units from the December 31, 1983 total of 11,079 to the December 31, 1984 total of 10,969 (See Table 2). All areas remained relatively the same. During the year the Regional Municipality of Waterloo gave extensions to draft approval for 62 plans of subdivisions. This accounts for the stability in the number of units available that are draft approved. No requests for extensions were refused by the Area Municipality or Regional Municipality of Waterloo.

For the year 1984, 13 new plans received draft approval containing 707 residential units; this compares with 12 plans containing 553 residential units in 1983. The predominant type of land supply for residential units currently being draft approved is still for the single family and semi-detached unit.

Pending Plans:

The number of units in pending plans of subdivision in the Regional Municipality of Waterloo has decreased from a total of 7,924 in December 31, 1983 to a total of 7,103 units in December 31, 1984. The net decrease of 821 units results from fewer plans being received than draft approved. The decrease from December 31, 1982 total of 8,350 units has resulted in a decrease of 1274 units to the December 31, 1984 total of 7,103 (See Table 3).

Of all the three development stages (registered, draft approved and pending), the pending plan stage has shown the greatest change. Plans now being received include fewer units. Many are a resubdivision of existing multiple blocks of land in previously approved registered plans. The applicant's intent at the pending stage is to proceed to draft approval as quickly as possible; and once draft approval is received the plan only proceed to registration when market conditions present opportunities to build either because of location or housing type. Larger developments that are draft approved are now phased through smaller stages at registration. Plans that have remained in the pending stage for a long time have done so largely because of servicing constraints.

In 1984, 14 new plans were received and 4 of these plans were for industrial development; whereas, in 1983, 7 plans were received and 3 were for industrial/commercial development. The 10 residential subdivisions received in 1984 contained 517 residential units compared with 1983, where only 110 new units were proposed. As in previous years the predominant type of housing proposed is single family/semi-detached dwelling.

Building Permits:

Table 4 shows that there were 1,837 building permits issued for new residential units in 1984, compared with 2,180 units in 1983 and 1,370 in 1982. The area where the largest change occurs is in the increase in single family dwellings and the decrease in the number of apartment units. In 1984 the total number of single family units built was 1,328. This represents 72% of the total number of units constructed for the year. In 1983 the 1,092 single family units represented 50% and the 775 apartment units 36% of the total number of units constructed. The influence of Federal and Provincial multiple housing programs had a minimal effect on the construction of multiples in 1984. Consumer confidence in the economy has increased, as well the inflation rate and interest rates have declined and stablized attracting more people into the single family housing market. Many lots that were orginally intended for semi-detached dwellings have had single family residences constructed on them.

Table 5 shows that although the number of single family dwellings built in 1984 was close to the 1977 level of production, the total number of all residential units for 1984 is much less because fewer apartments were constructed.

The total projected residential construction for 1984 was 1,624 units; whereas 1,837 units were built. The projection for 1985 is for 1,815 units. Based on this projection, the land supply in registered, draft approved and pending plans appears more than adequate.

The Subdivision Activity Report provides a snapshot of activity within the Regional Municipality of Waterloo. Within the year many changes can occur within each stage of development as it affects each plan. Of the 14 plans received in 1984, 8 of them have changed status within the year, either by being draft approved or referred to the Ontario Municipal Board. Of the 8, 2 of the plans in Waterloo received draft approval and then were registered. In January 1985, two additional plans will receive draft approval.

Of the 7 plans received in 1983, within the first year of receiving them 3 were draft approved; and within 1984, 2 plans were draft approved. In 1984, two of the plans received in 1983 were registered. The only two plans received in 1983 that were not draft approved had servicing constraints. These plans are intended for industrial purposes in the Huron Industrial Area of Kitchener.

Highlights:

The following trends or highlights have been identified as a result of reviewing the subdivisions and building activities in the Regional Municipality of Waterloo for 1984:

1) An increase in the number of single family dwelling units constructed in all municipalities.

2) A decline in the construction of multiple family residential units despite an improved economic climate. This sector of the housing market is and has been directly influenced by both Federal and Provincial Housing programs.

3) The expected demand to renovate existing low density residential buildings to add one or more new units has not materialized in the Regional Municipality of Waterloo to date.

4) Continued availability of residential land through registered and draft approved plans of subdivision.

5) A good supply of units in draft approved plans of subdivision so the developer can react to changes in the market conditions and have the ability to register in a short time to meet that demand.

DWS:dj

Douglas W. Stewart,
Planning Technician

WENDY WRIGHT

Wendy Wright, M.A., M.C.I.P.
Director of Development

Sally A. Thorsen, M.Sc., M.C.I.P.
Commissioner of Planning and
Development

X68RL60 REGIONAL SUBDIVISION INVENTORY 11.34.59 25JAN85
OF UNBUILT UNITS

31 DECEMBER 1984 PAGE 1

REGISTERED PLANS OF SUBDIVISION TABLE 1

MUNICIPALITY	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENT	MIXED RESIDENTIAL	TOTAL
WATERLOO	742	108	279	1,016	0	2,145
KITCHENER	1,771	220	1,220	7,745	0	10,956
CAMBRIDGE	740	422	657	350	20	2,189
NORTH DUMFRIES	39	0	0	0	0	39
WILMOT	100	0	0	0	0	100
WELLESLEY	190	0	0	0	0	190
WOOLWICH	264	44	23	0	0	331
REGION TOTALS	3,846	794	2,179	9,111	20	15,950

TABLE 2

DRAFT APPROVED PLANS OF SUBDIVISION

MUNICIPALITY	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENT	MIXED RESIDENTIAL	TOTAL
WATERLOO	1,321	368	506	100	0	2,295
KITCHENER	2,295	432	406	526	408	4,067
CAMBRIDGE	1,681	1,010	225	652	36	3,604
NORTH DUMFRIES	325	0	0	0	0	325
WILMOT	198	0	0	0	300	498
WELLESLEY	99	0	0	0	0	99
WOOLWICH	81	0	0	0	0	81
REGION TOTALS	6,000	1,810	1,137	1,278	744	10,969

PENDING PLANS OF SUBDIVISION TABLE 3

MUNICIPALITY	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENT	MIXED RESIDENTIAL	TOTAL
WATERLOO	186	12	159	0	0	357
KITCHENER	2,055	332	473	470	0	3,330
CAMBRIDGE	1,023	540	329	905	0	2,797
NORTH DUMFRIES	7	0	0	0	0	7
WILMOT	254	0	0	0	0	254
WELLESLEY	42	0	0	0	0	42
WOOLWICH	270	46	0	0	0	316
REGION TOTALS	3,837	930	961	1,375	0	7,103

TABLE 4

BUILDING PERMIT DATA

PD 23/85

MUNICIPALITY Regional Municipality of Waterloo

MONTH Year Totals 1984 BUILDING UNIT TYPE

	SINGLE	SEMI/DUPLEX	ROW	APT	TOTAL
January	30	-	-	1	31
February	50	6	-	-	56
March	132	16	-	60	208
April	158	4	-	100	262
May	166	14	-	-	180
June	146	20	4	36	206
July	110	4	-	-	114
August	97	12	4	-	113
September	130	14	-	54	198
October	126	12	-	8	146
November	116	12	110	-	238
December	67	12	-	6	85
TOTAL	1328	126	118	265	1837

TABLE 5

PD 23/85

BUILDING PERMITS BY TYPE OF DWELLING UNIT

REGION

YEAR	SINGLE DETACHED	SEMIS/ DUPLEX	ROW	APARTMENT	TOTAL NUMBER
1972	1995	440	452	2780	5667
1973	1713	420	812	2753	5697
1974	1293	412	907	957	3565
1975	2020	392	908	1110	4430
1976	1905	272	878	825	3830
1977	1407	408	682	911	3408
1978	1217	340	179	178	1914
1979	1154	154	109	723	2140
1980	838	69	28	312	1247
1981	836	114	114	849	1913
1982	566	174	130	500	1370
1983	1092	184	129	775	2180
1984	1328	126	118	265	1837
1985					
1986					
1987					
1988					
1989					
1990					
1991					
1992					